

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED HOME ON A SMALL DEVELOPMENT OF JUST FOURTEEN HOMES BUILT TO AN EXCEPTIONAL STANDARD IN 2020 AND BENEFITTING FROM A REMAINING NEW BUILD GUARANTEE. IN THE HIGHLY DESIRABLE VILLAGE OF WELLAND, CLOSE TO LOCAL AMENITIES AND THE VILLAGE SCHOOL. OFF ROAD PARKING AND ENCLOSED REAR GARDEN. ENERGY RATING "B"

St James Close - Guide Price £350,000

6 St James Close, Welland, Malvern, WR13 6BA

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6 St James Close

Location & Description

The development is located in the picturesque traditional English Village of Welland, within the lee of the Malvern Hills and on the edge of an area of outstanding natural beauty.

The tranquil village is well situated. It is a country village but close to the Spa Town of Malvern which offers that little 'extra'. Malvern is host to a number of boutique shops and restaurants. Plus many mainstream facilities including Waitrose, Morrisons and the main banks. Not forgetting the famed Malvern Hills and the excellent theatre complex with cinema and concert hall. The City of Worcester is close, being only 15 minutes car journey. The Cities of Gloucester and Hereford are also within easy reach.

The village has a range of facilities including a primary school, general stores and Post Office, café, a pub, village hall and local church.

Two main line railway station in Malvern offer direct links to Worcester, Birmingham, London, Hereford and South Wales, while the M5 and M50 motorways are close by bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for both in the public and private sectors at primary and secondary levels.

Property Description

Number 6 St James Close is well positioned on this small development built by local builders, Court Property in 2020 and still offer many of the building warranties. The house offers spacious and light accommodation throughout and a good size enclosed rear garden offering the opportunity to create a garden office or conservatory (subject to the relevant permissions being sought). The current owners have lived there since new and at the point of sale upgraded many of the fixtures and fittings to a higher specification including the engineered oak flooring to the ground floor. The main bedroom benefits from an en-suite. Heating is provided by way of a renewable energy air source heat pump which provides the hot water. The property is fully double glazed.

To the front there is a lawn with off road parking to the right. A pedestrian pathway leads to a UPVC obscure glazed front door sat under a storm porch with external lighting and external tap. The driveway also provides gated access to the enclosed rear garden.

The accommodation in more detail comprises:

Entrance Hall

Radiator, understairs storage cupboard, space for coathooks and engineered Oak flooring. Three pendant light fittings. Door to cloakroom and kitchen diner. Door to

Sitting Room 5.35m (17ft 3in) x 3.69m (11ft 11in)

Engineered Oak flooring, Two pendant light fittings, Radiator, double glazed French doors giving access to the garden.





Cloakroom

Engineered Oak flooring, radiator, pedestal wash hand basin, close coupled WC, extractor fan, ceiling light fitting.

Kitchen Diner 5.11m (16ft 6in) x 3.07m (9ft 11in)

This is a lovely open plan, light space ideal for family living. Engineered Oak flooring, range of base and eye level units with pelmet lighting and wooden worktop over and breakfast bar seating area. Stainless steel sink with mixer tap, Built in OVEN and electric HOB with extractor over, built in FRIDGE FREEZER, DISHWASHER and WASHER DRYER. Double glazed window, partially tiled walls. Double glazed UPVC door giving access to the driveway, pendant light fitting, spotlights and radiator.

First Floor

Landing

Carpet, radiator, doors to all rooms, two pendant light fittings, access to loft space. Overstairs storage cupboard and airing cupboard housing the hot water cylinder.

Master Bedroom 3.13m (10ft 1in) x 3.04m (9ft 10in)

Carpet, double glazed window to front. Two pendant light fittings, built in wardrobes, thermostatic control, radiator and door to

En-Suite

Vinyl tiled floor, close coupled WC, pedestal wash hand basin, chrome heated towel radiator, spotlights, extractor fan, partially tiled walls, tiled shower cubicle with mains power shower. Shaving point.

Bedroom 2 3.72m (12ft) x 2.63m (8ft 6in)

Carpet, radiator, double glazed window to rear, built in wardrobes and pendant light fitting.

Bedroom 3 2.71m (8ft 9in) x 2.58m (8ft 4in)

Carpet, double glazed window to rear, pendant light fitting and radiator.

Bathroom

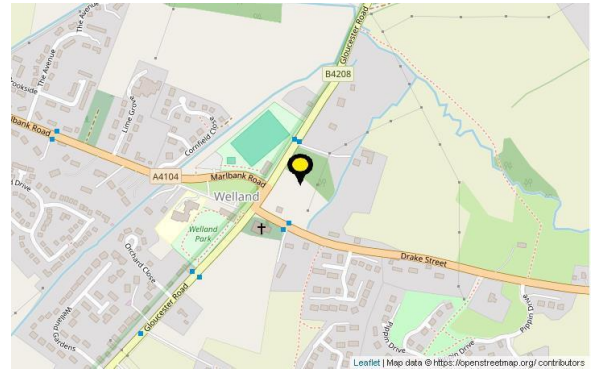
Vinyl tiled floor, obscure double glazed window to front, chrome heated towel rail, pedestal wash hand basin, close coupled WC, panelled bath with tiled surround and mains shower connected. Spotlights, shaver point and extractor fan.

Outside

The rear garden which accessed via the French doors from the sitting room or through the secure gated access from the driveway. A mature setting that is mainly laid to lawn with trees to the rear. Patio area and a path leads to the secure side gate and a garden SHED that has electricity, external electric sockets and lighting.

Directions

From the agents office in Great Malvern head south along the A449 towards Ledbury. Continue for 3.3 miles after which take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland proceed straight over sign Upton and St James Close can be found immediately on the left as indicated by the for sale board.



Services

We have been advised that mains water, drainage and electric services are connected to the property. Heating is provided by way of an air source heat pump. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

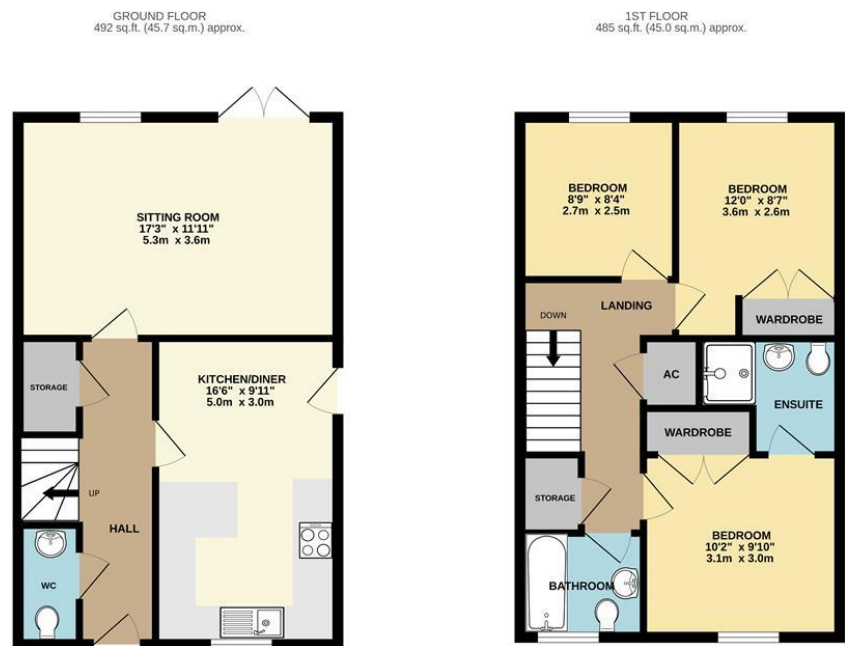
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is B (82).



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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